150.0	0006	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	735,600	/	735,600
USE VALUE:	735,600	/	735,600
ASSESSED:	735,600	/	735,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COAKLEY DEBRA J
Owner 2:	
Owner 3:	
Street 1:	10 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	253,500	2,100	480,000	735,600
Total Card	0.138	253,500	2,100	480,000	735,600
Total Parcel	0.138	253,500	2,100	480,000	735,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.73 | /Parcel: 499.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99459

GIS Ref

GIS Ref

Insp Date 06/09/18

!11784!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0006-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,500	2100	6,000.	480,000	735,600		Year end	12/23/2021
2021	101	FV	244,300	2100	6,000.	480,000	726,400		Year End Roll	12/10/2020
2020	101	FV	244,300	2100	6,000.	480,000	726,400	726,400	Year End Roll	12/18/2019
2019	101	FV	199,300	2300	6,000.	450,000	651,600	651,600	Year End Roll	1/3/2019
2018	101	FV	199,300	2300	6,000.	372,000	573,600	573,600	Year End Roll	12/20/2017
2017	101	FV	199,300	2300	6,000.	342,000	543,600	543,600	Year End Roll	1/3/2017
2016	101	FV	199,300	2300	6,000.	312,000	513,600	513,600	Year End	1/4/2016
2015	101	FV	186,200	2300	6,000.	306,000	494,500	494,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:06:17

LAST REV

Date	Time
06/18/18	11:29:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11784

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAMBUCCI FRANK	22432-37		9/25/1992		150,000	No	No	Y	

USER DEFINED

Prior Id # 1:	99459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2006	926	Addition	36,000			G8	GR FY08	rear add

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
1/20/2008	Measured	372	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	480,000	Spl Credit		Total:	480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	62517
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311467
Depreciation:	57933
Depreciated Total:	253534

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

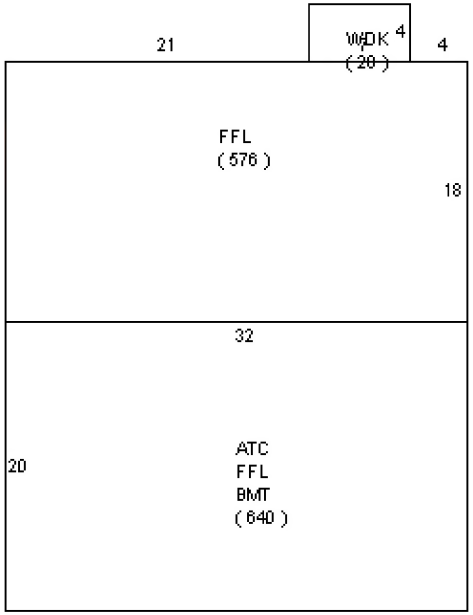
No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.75
Special Features:	0	Val/Su Net:	120.26
Final Total:	253500	Val/Su SzAd	176.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,216	147.750	179,664
BMT	Basement	640	55.850	35,744
ATC	Attic	224	147.750	33,096
WDK	Deck	28	15.920	446
	Net Sketched Area:	2,108	Total:	248,950
Size Ad	1440	Gross Area	2524	FinArea 1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

150.0-0006-0004.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X12	A	AV	1996	12.94	T	18.4	101			1,500			1,500
19	Patio	D	Y	1	12X15	A	AV	1996	4.33	T	18.4	101			600			600
1	Metal Shed	D	Y	1	8X8	A	AV	1994	0.00	T	20	101						

More:	N	Total Yard Items:	2,100	Total Special Featues:	Total: 2,100